North

0 5 10 20 30 40 50

GRAPHIC SCALE 1:500

1. This drawing has been produced for the client for the project on the site shown. It was prepared for a purpose agreed with the client and will have a commensurate degree of accuracy.
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6. CDM (2015) - All designers have a duty to review, identify and circulate health and safety risks when apparent.
7. Under CDM (2015) Pace Architecture ltd assumes the role of 'Designer', unless otherwise appointed in writing by the client.
8. If in doubt ask.

THE ABOVE TO BE DESIGNED BY SPECIALISTS IN ACCORDANCE WITH BRITISH STANDARDS BELOW:

BS 9999 (2017) - Fire safety in the design, management and use of buildings – Code of practice
BS 6564 (2017) - Sanitary installations. Code of practice for the design of sanitary facilities
BS 5266 (2016) - Emergency Lighting - Code of practice for the emergency lighting of premises
BS 5499 (2014) - Guidance for the selection and use of safety signs and fire safety notices

2.4m x 120m Viz. Splay to West
2.4m x 120m Viz. Splay to East
HEA07 - Safe & Healthy Surroundings Dedicated Cycle/Pedestrian Path
HEA 07 -Safe & Healthy Surroundings Outside space providing building users with an external amenity area. Space to be accessible & designated non-smoking"
Existing Bryn Lane Footway
Proposed Sub-Station Subject to detailed design by the utility provider.
Existing Bryn Lane site access adjusted to increase highway access safety and away from T1 RPA.
Existing Bryn Lane Footway
HEA-06 SECURITY - NW POLICE RECOMMENDATIONS Existing Boundary Fence to remain to assert 'Site Demarcation'
TRA 02 - Cycle Store Minimum 30 Covered Cycle Spaces
HEA07 - Safe & Healthy Surroundings - Dedicated Cycle/Pedestrian Path
HEA-06 SECURITY - NW POLICE RECOMMENDATIONS Existing Boundary Fence to remain to assert 'Site Demarcation'
Existing concrete structure to be removed. Refer to 'Demolition Plan', Drg. No. 2042.P.007
HEA-06 SECURITY - NW POLICE RECOMMENDATIONS Existing Boundary Fence to remain to assert 'Site Demarcation'
Solar Panels Indicative layout - TBC by specialist designer
HEA07 - Safe & Healthy Surroundings Perimeter guarded pathway
TRA 02 - Electric Vehicle Charging 1 Functional (EVC) + 1 with future capability (F-EVC) 20% = 29 bays total provision
HEA 07 -Safe & Healthy Surroundings Drop-Off Point
HEA-06 SECURITY-POLICE RECOMMENDATIONS Vehicle Barrier - Site Movement Control Measures
HEA07 - Safe & Healthy Surroundings Goods-In Waiting Lane
WST 03 - Operational Waste Enclosed seperate recycling and waste storage areas Area designated for future compactor.
MAT 05 - Resilience Barriers and bollards to protect from vehicle impact in hight risk areas.
HEA-06 SECURITY - NW POLICE RECOMMENDATIONS Existing Boundary Fence to remain to assert 'Site Demarcation'
Existing Concrete Drain
Proposed Wildlife Pond
Car Parking = 94 \Spaces
Car Parking = 16 tandem Spaces - 6m x 2.4m
ONE WAY
DROP OFF POINT
canopy over
Pipe
SV
2042 . P . 007(E) 1
2042 . P . 007(E) 2
2042 . P . 007(E) 3
2042 . P . 007(E) 4

KEY

LANDSCAPE

Soft Landscape *15,419m2*
Refer to submitted design by Landscape Architect Drg. 1059-01-NLD.151 Bryn Lane South - v2 by 'Nicholsons'

SP9 Policy Ecology Corridor
9,900m2

HARDSCAPE

Asphalt
To car parks & access road - 2560m2

Paving - 1,057m2
(includes substation, not inc. public pathway)

Concrete
To service yard - 7,796m2

Trees - To be Retained
Refer to submitted design by Landscape Architect Drg.1059-01-NLD.151 Bryn Lane South - v2 by 'Nicholsons'

Trees - To be Removed
Refer to submitted AIA Ref 'BTC2998' by 'Bowland Tree Consultancy'.

Disabled Parking Bays
15 No. Proposed

Covered Cycle Shelter
30 spaces provided

Vehicle Barriers

1.8m Palisade Fencing

Fence
Restricting personnel access to SP9 Corridor

INTERNAL AREAS	
Name	Area
Ancillary	603 m²
Circulation	1070 m²
Office	1331 m²
St/Serv	345 m²
Warehouse	10858 m²
	14208 m²

LOCAL PLANNING GUIDANCE NOTE NO.16
Figure B

Type of Development	Parking Standard	Cycle Parking Standard
B1 Business and light industry	1 car space per 30m² gross floor space	1 cycle space per 300m² gross floor space
B2 General Industry	1 car space per 50m² gross floor space	1 cycle space per 500m² gross floor space
B8 Storage and Distribution	1 car space per 100m² gross floor space	1 cycle space per 1000m² gross floor space

INDICATED PARKING PROVISION CALCULATIONS

285 Car Spaces (286 shown)	(14,208m2 / 1 per 100m2)
29 Disabled Spaces	(10% of gross provision)
29 Cycle Spaces	(14,208m2 / 1 per 500m2)

A	Access Updated	11.06.26

NET WORLD SPORTS

PURPOSE OF ISSUE
FEASIBILITY

PACE | ARCHITECTURE

PROJECT
LAND SOUTH _ B2 100%

ADDRESS
Bryn Lane, Wrexham Industrial Estate

TITLE
Proposed Site Plan

CLIENT
Mauna Kea Limited

DRAWN BY	CHECKED BY	DATE
NC	AC	26.02.26

SCALE (@ A1)	PROJECT NUMBER
1 : 500	2042

DRAWING NUMBER	REV
2042 . P . 004(A)	

11/06/2026 11:12:13